

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-005</u>	<u>RAYSA NUNEZ & FERNANDO DELGADO</u>
<u>03-019</u>	<u>BLANCA CRUZ</u>
<u>03-021</u>	<u>CAYON LLC</u>
<u>03-027</u>	<u>REINALDO MARTINEZ</u>
<u>03-030</u>	<u>FSE HOLDINGS LTD.</u>
<u>03-038</u>	<u>ROB BLANCO</u>

HEARING NO. 03-4-CZ10-1 (03-5)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: RAYSA NUNEZ & FERNANDO DELGADO

GU to RU-1M(b)

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 54 South, Range 39 East, less the west 425' and less the south 25' thereof.

LOCATION: Lying 400' east of S.W. 149 Avenue and north of S.W. 40 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.65± Acres

GU (Interim)

RU-1M(b) (Modified Single Family 6,000 sq. ft.)

HEARING NO. 03-4-CZ10-2 (03-19)

17-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: BLANCA CRUZ

Applicant is requesting approval to permit an addition to a single family residence with a setback of 18.98' from the rear (north) property line. (The underlying zoning district regulations require 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "As Built Plan for Legalization/Garage Enclosure for Carlos Ledesma & Blanca Cruz," as prepared by E.C. & Associates, Inc., dated 10/30/02 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 5, LEE MANOR, Plat book 53, Page 94.

LOCATION: 10235 S.W. 35 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,875 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-4-CZ10-3 (03-21)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: CAYON LLC

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 28 of Section 10, Township 54 South, Range 39 East of J. G. HEAD'S FARMS, Plat book 46, Page 44.

LOCATION: West of S.W. 144 Avenue & north of theoretical S.W. 22 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.7 Acres Net

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: REINALDO MARTINEZ

- (1) Applicant is requesting approval to permit a single family residence setback varying from 3.75' to 6.66' from the interior side (north) property line. (The underlying zoning district regulations require 7.5').
- (2) Applicant is requesting approval to permit a single family residence setback 13.91' from the side street (south) property line. (The underlying zoning district regulations require 15').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Mr. & Mrs. Rey Martinez," as prepared by Puig & Martinez, dated 10-30-02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 43, CORAL PARK ESTATES, SECTION FIVE SUBDIVISION, Plat book 68, Page 94.

LOCATION: 1135 S.W. 94 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,732 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-4-CZ10-5 (03-30)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: FSE HOLDINGS LTD.

GU to BU-1A

SUBJECT PROPERTY: The east 240' of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the north 40' and the east 40' in Section 16, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 26 Street & S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.33 Acres

GU (Interim)

BU-1A (Business – Limited)

APPLICANT: ROB BLANCO

- (1) Applicant is requesting approval to permit an existing gazebo setback 5.1' from the interior side (SE/ly) property line. (The underlying zoning district regulation requires 7.5').
- (2) Applicant is requesting approval to permit a metal shed setback varying from 4.1' to 4.9' from the interior side (W/ly) property line and setback a minimum of 3.08' from the rear (SW/ly) property line. (The underlying zoning district regulations require 7.5' from the interior side property line and 5' from the rear property line).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Robert and Deborah Blanco," as prepared by Edward Bec Architect, dated 6/22/02 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 48, TROPICAL ESTATES, 1ST ADDITION, Plat book 53, Page 6.

LOCATION: 5130 S.W. 99 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 12,240 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)